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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF

£350,000

Sterling are delighted to offer for sale this spacious FOUR BEDROOM FAMILY HOME.

Offered to the market in excellent decorative order throughout, the property briefly comprises, entrance porch, entrance hall with expansive storage and a downstairs cloakroom. A well appointed kitchen/ dining room with a high gloss kitchen and separate dining area. The sitting room runs the full expanse of the rear of the property with rear garden access.

To the first floor are Four well proportioned bedroom, three being doubles and a separate shower room.

The front and rear gardens are delight and complete the property.

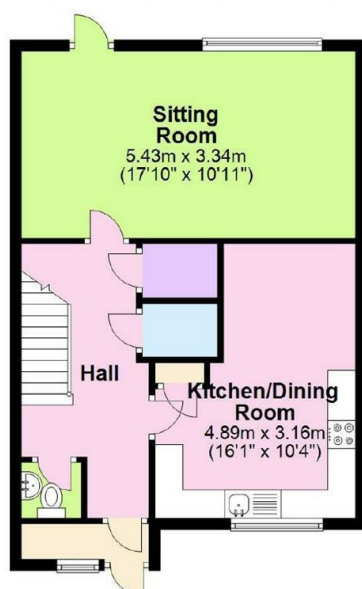
VIEWING COMES HIGHLY RECOMMENDED, CLICK BROCHURE LINK FOR FULL DETAILS.



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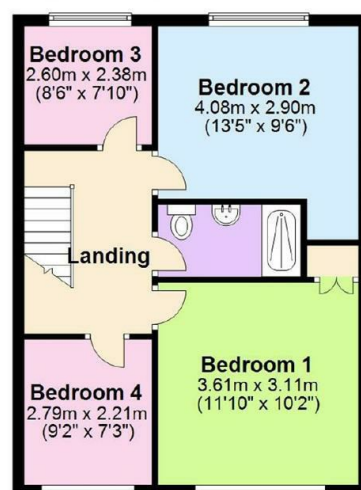
Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.4 sq. feet)



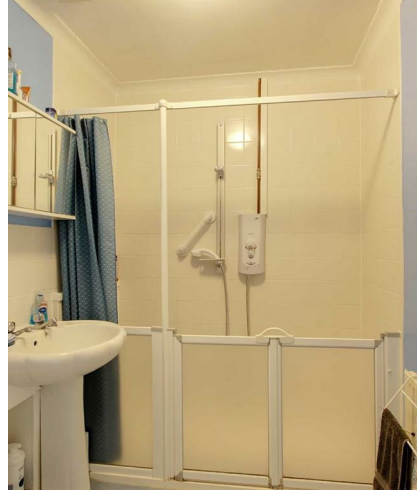
Total area: approx. 100.3 sq. metres (1079.9 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	85	70	82

England & Wales EU Directive 2002/91/EC





Education
The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), and Dundale junior school which is in walking distance. Tring Secondary School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by.

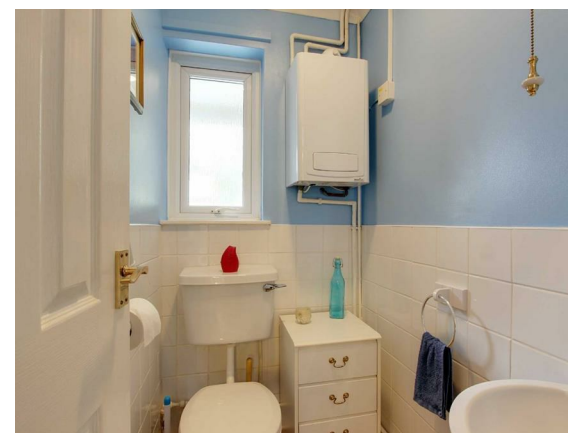
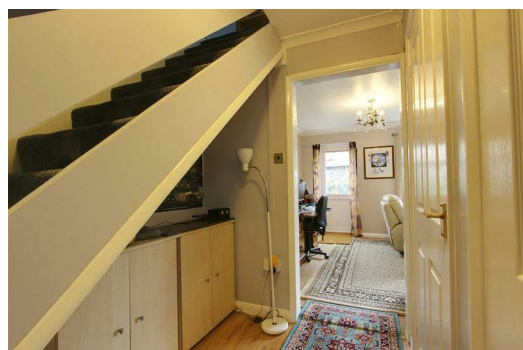
Local Facilities
Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Tring is a lovely place to live with a warm and welcoming community spirit.

Transport Links
Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports.

The property is situated within walking distance of Tring town centre, which is a historic market town, providing a range of

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individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. The property is ideally placed to take advantage of all that the countryside around Tring has to offer.



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